



11 Leander Close, Whitehaven, CA28 9LQ

£750 Per Calendar Month

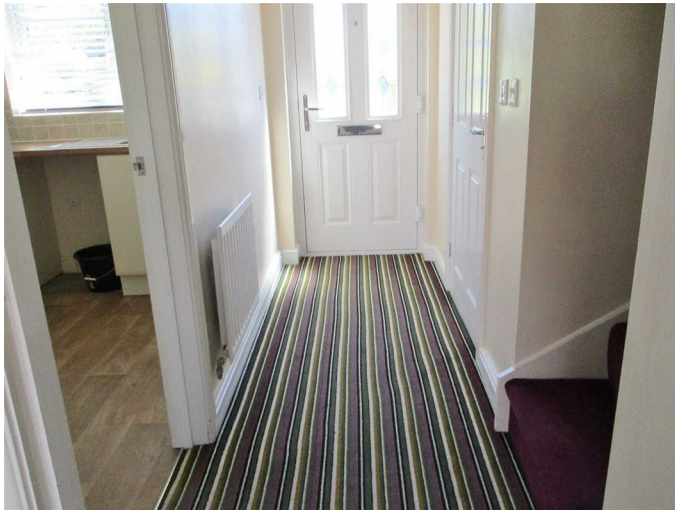
PLEASE APPLY VIA OUR WEBSITE

ONLINE VIEWING AVAILABLE New year, New Home???? Available January 2025!

Located on one of the highly sought after Story Homes estates this two bedroomed property is just a five minute drive away from all the towns local amenities and ready to move straight into. It has a modern, light and airy feel throughout as well as good quality fixtures and fittings. Externally there is driveway parking to the front of the property with a good sized enclosed garden to the rear - perfect for unwinding after a hard day at work.

HALLWAY

10'9" x 3'6" (3.27 x 1.07)



Composite door, radiator.

KITCHEN

9'5" x 6'7" (2.87 x 2.01)



Double glazed window, range of wall and base units with complementary work surface, integrated fridge freezer, four ring gas hob, electric oven, extractor hood, inset stainless steel sink unit, plumbing for washing machine, radiator,

CLOAKROOM

6'0" x 3'1" (1.83 x 0.94)



Double glazed window, WC, wash hand basin, radiator.

LOUNGE - DINER

15'0" x 13'10" (4.57 x 4.21)



Double glazed window, double glazed French doors, under stairs cupboard, TV point, telephone point, two radiators.

STAIRCASE AND LANDING

Storage cupboard, loft access hatch.

BEDROOM ONE

14'0" x 8'0" (4.26 x 2.44)



Double in size, double glazed window, large built in wardrobes, radiator.

BEDROOM TWO

14'0" x 9'7" (4.26 x 2.92)



Two double glazed windows, built in cupboard, TV point, telephone point, radiator.

BATHROOM

7'4" x 7'0" (2.23 x 2.13)



Double glazed window, wash hand basin, WC, bath with overhead shower, extractor fan, radiator.

EXTERNALLY



Enclosed garden to the rear with shed.
Parking is by means of driveway parking.

FACILITIES

Heating is by means of gas central heating.

DIRECTIONS

From Whitehaven, follow the one way system towards St Bees. Turn Left up to Kells and continue up the hill and follow the road round to the left along Snaefell Terrace, you will approach some new build properties. Turn left on Leander Close and the property can be located by a Grisdales To Let board.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items. Please see Grisdales for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the

Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan. Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

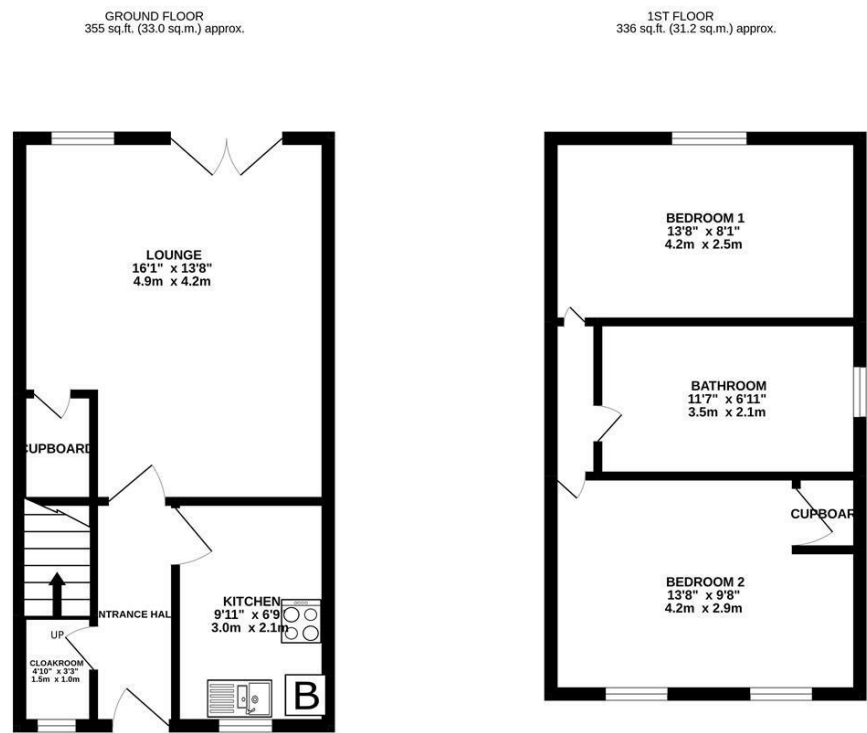
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

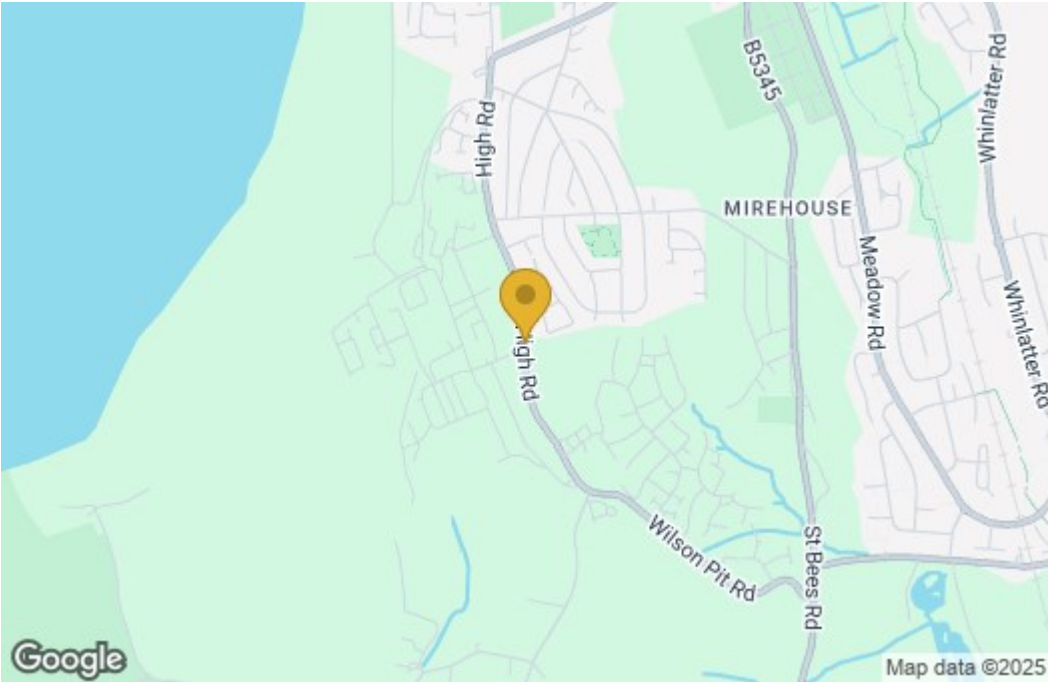
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

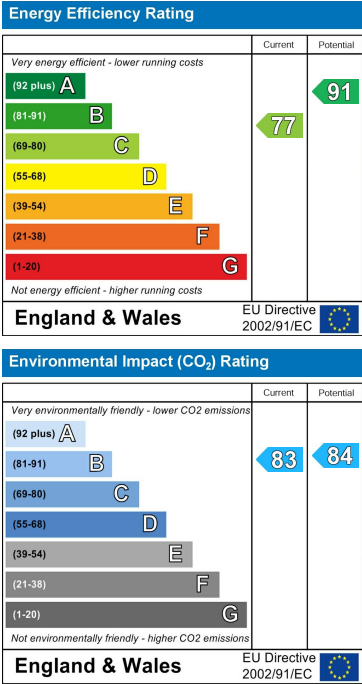


2 BEDROOM SEMI DETACHED
TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.